



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD15-21  
**APPLICANT:** University Senior Living Partners, L.L.C.  
**DATE:** July 9, 2015  
**LOCATION:** East side of 12<sup>th</sup> Avenue S.E. at  
Cobblestone Creek Drive  
**WARD:** 7  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Preliminary Plat and Senior Living Community

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the entire shaded area on the map below. A senior living facility is proposed to be located on Tract 1; it is currently zoned R-1, Single Family Dwelling District, and rezoning is requested to PUD, Planned Unit Development; a NORMAN 2025 Land Use & Transportation Plan amendment will also be required from Low Density Residential Designation to High Density Residential Designation. The zoning for the remainder of the property will not change.

Please join us for a Pre-Development discussion of this proposal on Thursday, July 23, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

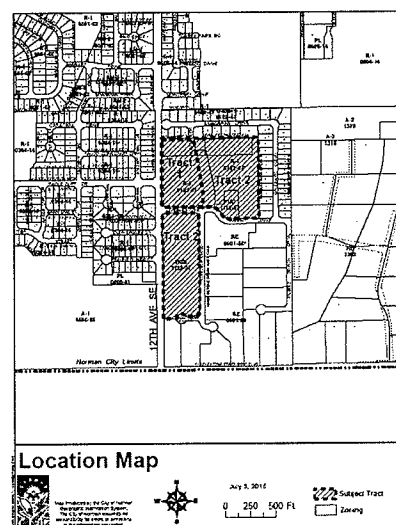
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their August 13, 2015 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





Application for  
**Pre-Development Informational Meeting**

Case No. PD 15-21

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER University Senior Living Partners, LLC	ADDRESS c/o Atty Sean Paul Rieger 136 Thompson Drive Norman, OK 73069
EMAIL ADDRESS sp@riegerllc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Sean Rieger; 405-329-6070 BEST TIME TO CALL: business hours

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
in the Cobblestone Creek golf community along as shown on attached drawings

and containing approximately 25.8 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

As described in the attached there is a planned senior housing community over in the NW area of the site, and the remainder being the golf course and residential housing.

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment    ☐ Growth Boundary  
☒ Land Use  
☐ Transportation  
☒ Rezoning to PUD District(s) \_\_\_\_\_  
☐ Special Use for \_\_\_\_\_ (Plat Name) \_\_\_\_\_  
☐ Preliminary Plat \_\_\_\_\_  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☐ Deed or Legal Description  
☐ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☒ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: R-1 and PUD

Current Plan Designation: Low Density Residential,  
Very Low Density Residential

Concurrent Planning  
Commission Review  
Requested: \_\_\_\_\_

Received on: 6-29  
at 4:55 a.m. pm  
by mt

### **Norman Senior Living Community Project Description**

This is a proposed project to build a state-of-the art senior living community in Norman. The project's site is approximately five acres of undeveloped land that is northwest of the Cobblestone Creek Golf Club's entrance at 1350 Cobblestone Creek Drive. The site is bordered on the west by 12th St. SE, on the north by existing homes on Sawgrass Dr., on the east by Augusta Dr. and on the south by Cobblestone Creek Dr.

The two story community will have 84 independent living residences, 50 assisted living residences, 20 memory care studio residences, and 143 parking spaces. The community's total size will be approximately 150,000 square feet in one building that has a common area with independent living and assisted/memory care wings. The architectural of the building will be of a brick and stone "French Country" style that is compatible with the homes surrounding the Cobblestone Creek Golf Course.

This senior living community would have a low impact on nearby property owners. The community and its residents generally do not need a high level of City services. Evergreen trees are normally planted along the property line to provide privacy for neighbors and residents, service areas are screened and only about six trucks come to the community each week.

This project can also add value to surrounding homes by providing an additional residential option for those living in the area. Owners' parents, as they age, are able to live near their children and grandchildren. Additionally, current residents, as they age, can continue to live in their neighborhood and be close to friends and family.

**RECEIVED**  
JUL 01 2015  
Planning & Community  
Development

7-1-05

